

BUILDING AND STANDARDS MEETING
Monday, June 21, 2021

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Building and Standards Commission of Bedford, Texas, met at Bedford City Hall Building C, 1805 L. Don Dodson Dr, Bedford, Texas, June 21, 2021 at 5:30 p.m. for a regular session.

MEMBERS PRESENT

Randy Youngs (Chairman)
Tom Bresnahan (Vice Chair)
Jung Seob Kim
Jesse Owens
Gina Day

STAFF PRESENT

Russell Hines, Building Official
Andrea Roy, Director of Development
Mary Hawkins, Secretary
Jeff Hoagland, Neighborhood Services Officer
Ben Gibbs, Attorney at Law (Representing the City of Bedford)

(The following items were considered in accordance with the official agenda posted on the 14th day of June, 2021.)

CALL TO ORDER

Chairman Randy Youngs went over the Building and Standards procedures. He reviewed the meeting format and procedure for the evening. A quorum was present, so the Commission could proceed with its scheduled agenda.

He reminded everyone that the Building and Standards Commission is a quasi-judicial body. A formal record is made of each hearing and each case. The Commission is permitted to act only upon factual information or evidence that is presented by the staff and by parties making presentations at the public hearing on each case. Any party or individual who disagrees with a decision of the Building and Standards Commission must appeal such decision to a State District Court as the City Council of the City of Bedford has no review authority over the decisions of this Commission.

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With the completion of that reading each person present introduced themselves. Chairman Youngs addressed the next item, which was the review and approval of minutes from the previous meeting.

APPROVAL OF MINUTES

The minutes from Monday, July 22, 2019 were reviewed. Chairman Youngs then asked if there were any questions or comments. There were none.

Tom Bresnahan motioned to accept the minutes. Randy Youngs seconded. The vote was unanimous.

Chairman Youngs declared the motion approved.

OLD BUSINESS

There being no old business, new business was addressed.

NEW BUSINESS

Chairman Youngs addressed the item of business:

Waiver Request B21-001: Brought by Michael Breen, representing HTeaO which is located at 2128 Harwood Road.

The Chairman asked if anyone was present representing the City to speak regarding this request.

Russell Hines, Chief Building Official, explained that HTeaO is requesting relief in the form of a waiver to the maximum (33%) thirty-three percent per window coverage for signage as outlined in the City of Bedford Sign Ordinance Section 6-70 SIGN TYPES, Sub-section (h), 3, and to maintain or use window signage for the business establishment in excess of the maximum (33%) thirty-three percent per window as outlined in the City of Bedford Sign Ordinance Section 6-70 SIGN TYPES, Sub-Section (h), 3.

The Chairman asked if there were any legal questions for Ben Gibbs from the commission. There were, so at that time a brief closed session was held.

Open session resumed and the Chairman asked Michael Breen to present his appeal. Mr. Breen explained that they have a need for window clings or some form of tinting, due to the size and set-up of the property, to prevent fading of retail product they have for sale in the store and to prevent direct sunlight on the prepared tea they sell which would cause it to spoil quicker. At that time, discussion was had regarding the appeal, the Ordinance and any possible alternatives. It was noted that there is no ordinance prohibiting window tinting. Mr. Breen was asked if there was any other alternative other than window clings or tinting. He answered, no. It was stated that HTeaO could petition Council to change the Ordinance.

Tom Bresnahan motioned to deny the waiver. Randy Youngs seconded the motion.

After discussion regarding the economic effect this would have on HTeaO in addition to the economic effect already felt from COVID, it was motioned to amend the prior motion to allow (60) sixty days for HTeaO to comply.

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Chairman Youngs restated the motion with the amendment. A vote was taken. Three voted in agreement with the denial and 2 voted against the denial.

Ayes: Randy Youngs, Tom Bresnahan, Gina Day

Nays: Jung Seob Kim, Jesse Owens

Abstentions: None

Chairman Youngs declared the waiver denied.

ADJOURNMENT

Chairman Youngs asked if there was other business to be brought before the board.

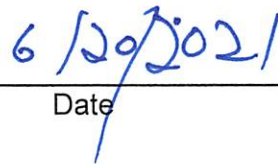
Chairman Youngs determined that there was no further business and called for a motion to adjourn.

Tom Bresnahan made the motion. Gina Day seconded. The vote was unanimous.

Chairman Youngs adjourned the meeting at 7:33 p.m.



Chairman Randy Youngs



Date

STATE OF TEXAS
COUNTY OF [illegible]

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